

The Mortgagor further covenants and agrees as follows

1455-334

1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee on the mortgaged premises as the total indebtedness thus secured does not exceed the original amount advanced to the Mortgagee. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in favor of, acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep all improvements now existing or hereafter erected in good repair and, in the case of a construction here that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter on said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, taxes or other payments against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction at the time or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, to collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

6. That if there is a default in any of the terms, conditions or covenants of this mortgage or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of record involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and reasonable attorney's fees, shall thereupon become due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

7. That the Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. If at the time of making of this mortgage the Mortgagee shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and effect.

8. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whichever used, the singular shall include the plural, the plural the singular, and the use of one gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 11th day of January 19 79

SIGNED, sealed and delivered in the presence of

W. H. Robinson

Luby Pilgrim

SEAL
SEAL
SEAL
SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as his act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11th day of January 19 79

Notary Public for South Carolina
My Commission Expires 12/31/79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REINUNCIATION OF DOWER RECEIVED

I, the undersigned Notary Public, do hereby certify into all whom it may concern, that the undersigned wife, widow of the above named mortgagor, respectively, did this day appear before me, and each upon being privately and separately examined by me, did declare that she does free, voluntarily, and without any compulsion, duress or fear of any person whatsoever, relinquish, release and convey to and vest in the mortgagee, and the mortgagee's heirs, successors and assigns, all her interest and estate, and all her right and claim of dower, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

SEAL

Notary Public for South Carolina
My Commission Expires

RECORDED JAN 16 1979 at 1:30 P.M.

ROBINSON & SMITH
ATTORNEYS AT LAW
POST OFFICE BOX 726
EASLEY, S. C. 29640

Register of Deeds - Greenville County
Greenville

I hereby certify that the within Mortgage has been
filed on 16th day of January
1979 at 1:30 P. M. recorded in
Book 1455 of Mortgages, page 353
At No.

Mortgage of Real Estate

CAROLINA NATIONAL BANK

TO

LUBY P. PILGRIM

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

12-24 2237